

**EXHIBIT B: VIEW STUDY FOR HILLSIDE DEVELOPMENT PROJECT NO. 19-0000653
LOCATED AT 3425 BRACE CANYON ROAD, BURBANK, CA 91504**

Objective and Analysis:

Per Burbank Municipal Code Section 10-1-607(D)(3)(f), a view study is required as a part of the Hillside Development Permit process to analyze the impact of the proposed development on views from adjacent properties. As a part of the view study the applicant installed story poles on the property that outline the bulk of the proposed 446-square-foot second-story addition and balcony and an open trellis patio cover in the rear yard. Furthermore, residents and property owners of all the neighboring properties located within the immediate vicinity of the project site were contacted and informed of the proposed project along with the process involved in the view study. This was done in addition to the requirement for public notices to be sent to all property owners and/or occupants within a 300'-0" radius to the Project site. The installed story-poles were used to demonstrate the shape of the proposed development, and Staff analyzed the topographic map and photos taken from various angles to assess the potential impact of the development on the views from the neighboring properties. The exhibits used in the study can be found below:



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Topographic map showing property boundaries and elevations. The map includes contour lines with elevations ranging from 1156 to 1224. Several properties are labeled with their addresses: 3435, 3429, 3425 (circled in red and labeled "Subject Property"), 3419, 3413, 3381, 3416, 3408, 3428, 3422, 3400, 3434, 3436, and 1194. The map also shows a road labeled "Bruce Canyon Rd" and "N Lamer St" at the bottom left.

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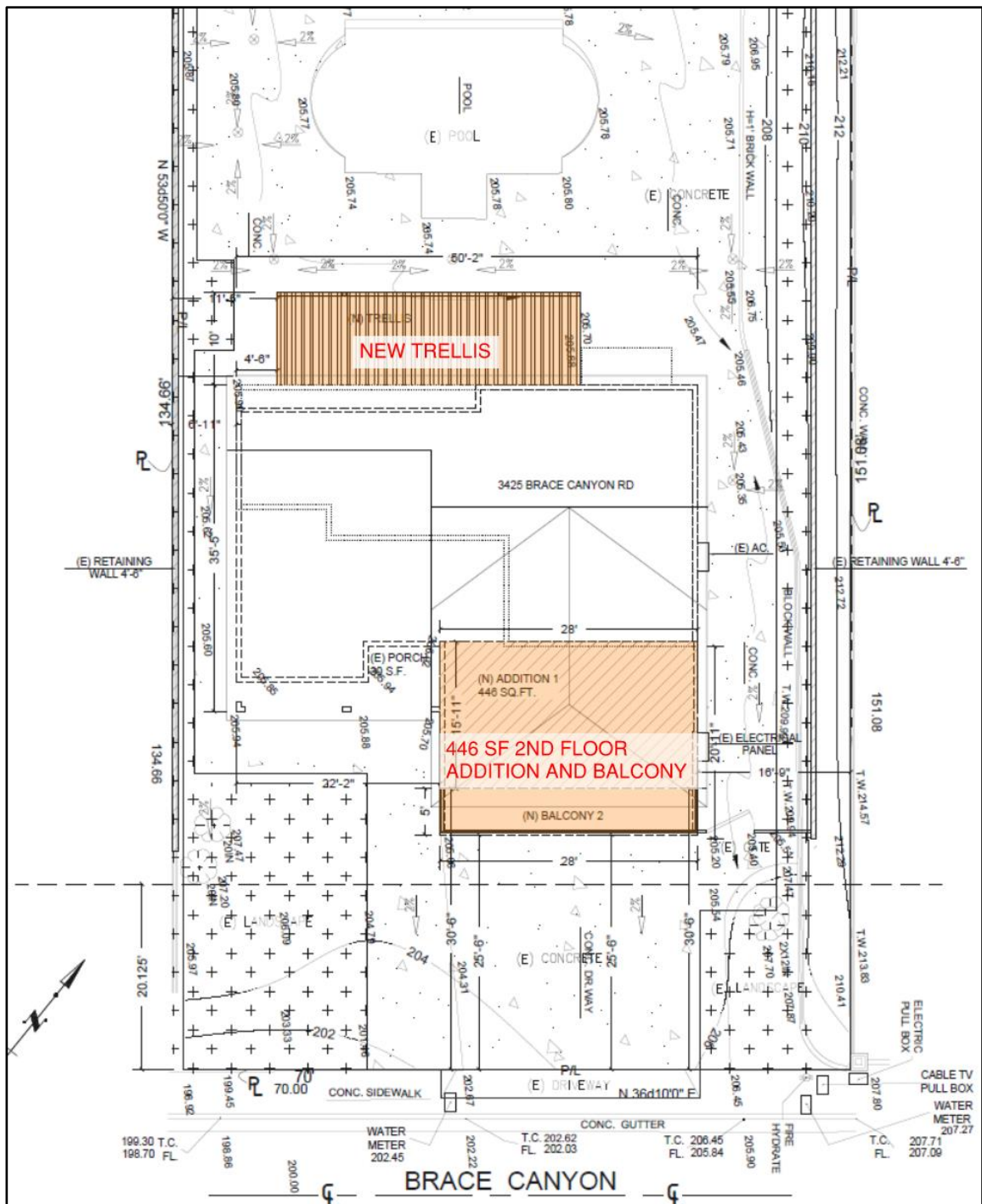


Figure 3: Site plan of the proposed development with additions shown in orange



Figure 4: Photo Key – Photos of installed story poles taken from different locations (see next page)



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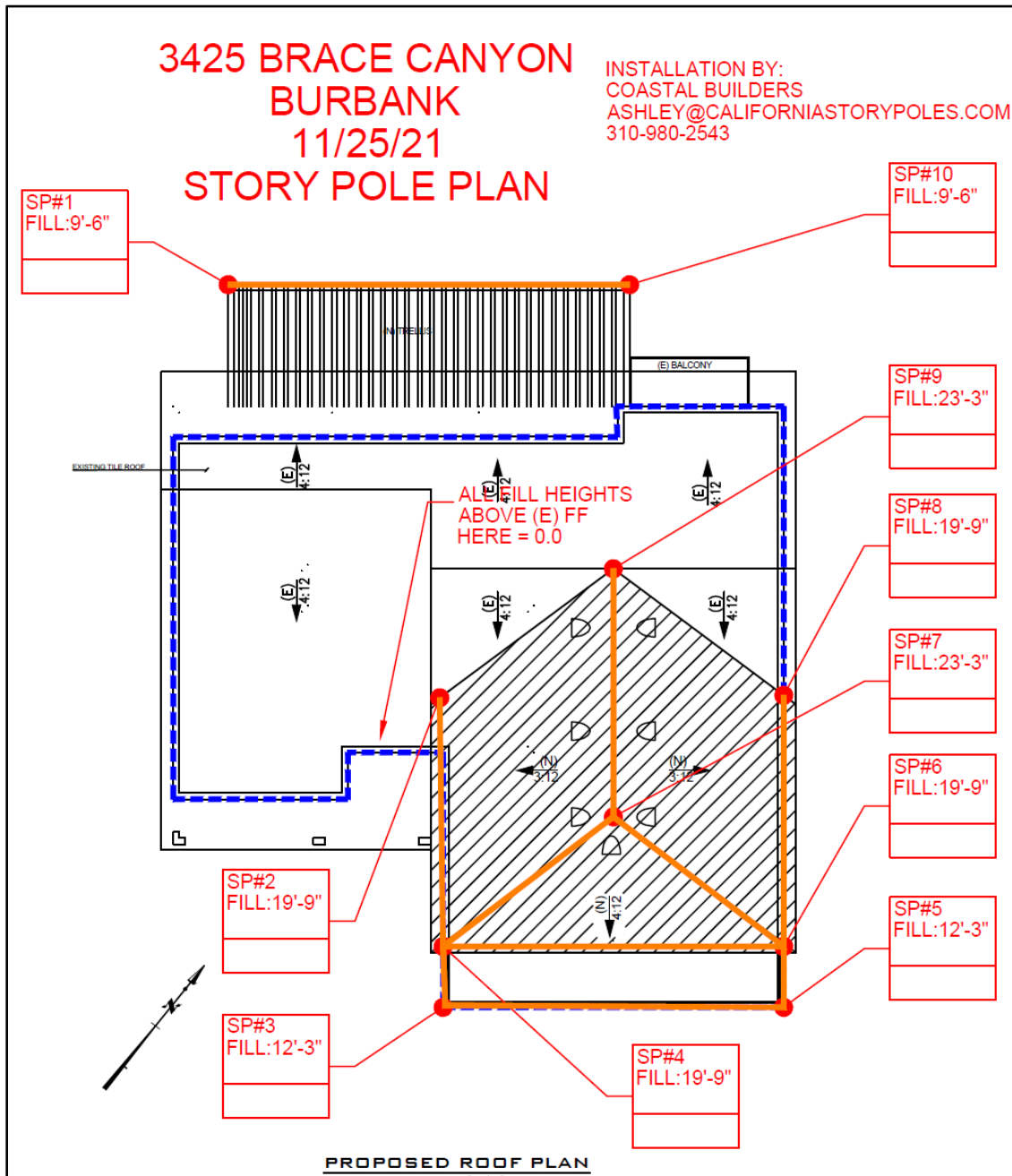


Figure 5: Top-down view of installed story-poles.

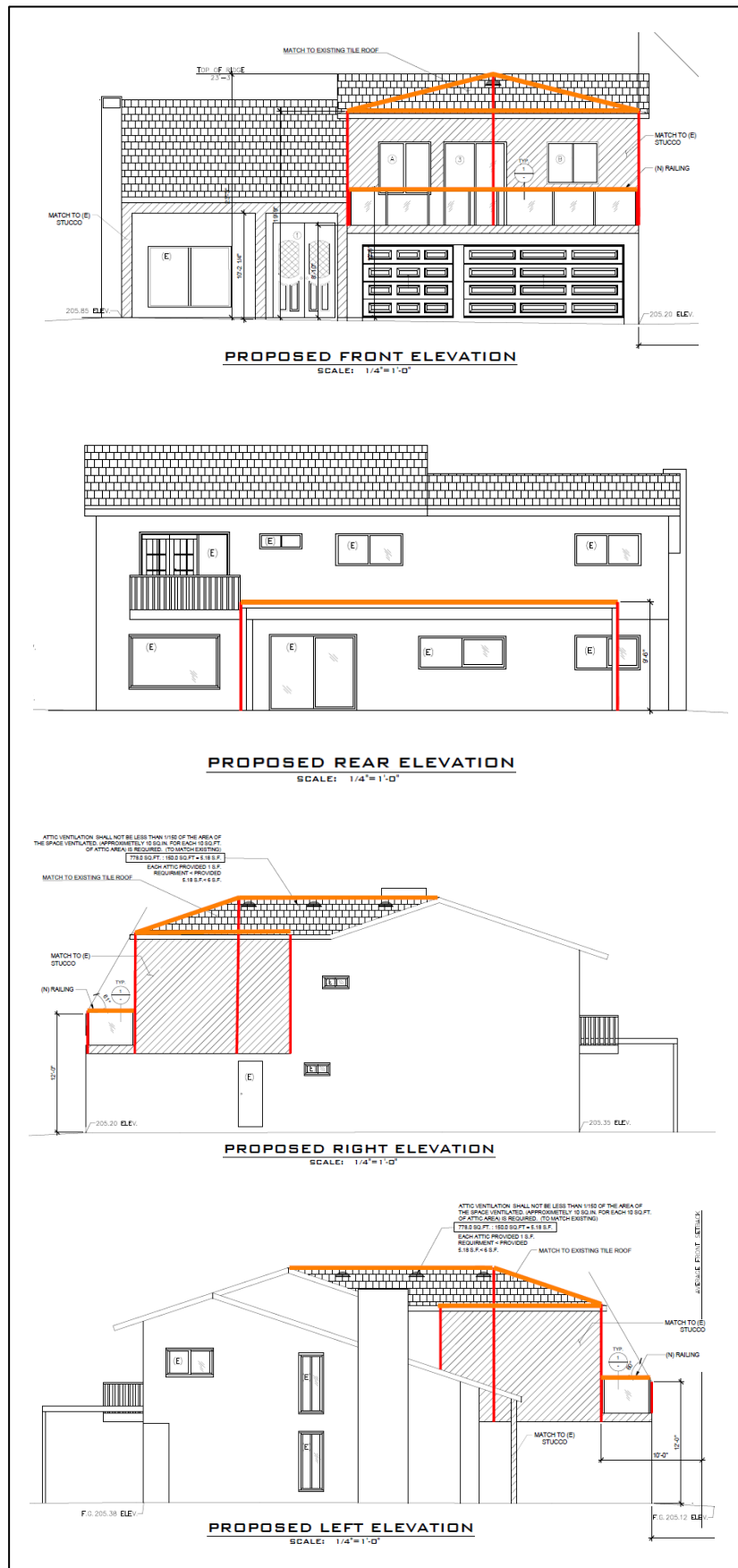


Figure 6: Story Pole Elevation Drawings

Conclusion:

The overall impact of the additions, as demonstrated by the installed story poles (see Figures 4-6), will be reasonably minimized by the additional setback of the second story.

As evident from the installed story poles and proposed elevations, the placement and overall massing of the proposed additions will have minimal impact on the views from surrounding properties. The massing of the 446-square-foot second-story addition is set back from the wall of the first story and falls completely within the footprint of the existing residence (Figure 3), and the approximately 330-square-foot, 9'-0"-tall, attached open trellis patio cover in the rear of the residence will be built over an existing paved patio area at grade, and will not be visible from the public right-of-way.

The residence adjoining the subject property upslope to the north, located at 3429 Brace Canyon Road does not have any window views that will be directly impacted by the second-story addition at 3425 Brace Canyon Rd. The second-story addition does not include any windows to either the north or the south, and only contains windows facing the street. The open trellis patio cover will be built over a ground level patio, attached to the rear of the residence does not create a new usable area where a new impact is created. The location of the proposed open trellis patio cover will be placed on an existing flat portion of the backyard and will be used to provide shade over an existing paved patio area. Therefore, privacy for the subject property or the adjoining properties will not be compromised and the impacts to downslope or upslope views will not be increased.

In addition, staff analyzed the difference in elevation between the subject property and the upslope properties whose views could be affected (Figure 2). The property immediately to the north of the project site is at an approximately 6'-0" to 8'-0" higher elevation. The existing residence already blocks the downslope view of the adjacent residence at 3429 Brace Canyon Road, and the addition to the second story does not further deteriorate this view. All the homes on the blockface are built in a straight line along a gentle slope, and a similar condition can be observed on other properties located along the same blockface as the subject residence.

Considering the information provided by the story poles, photographs, site plan and elevation drawings, elevation contours, and site visit conducted by staff on January 13, 2022, City staff's analysis of the Project concludes that the proposed project does not create unreasonable impacts to the primary and secondary views of properties in the surrounding neighborhood.